

HoldenCopley

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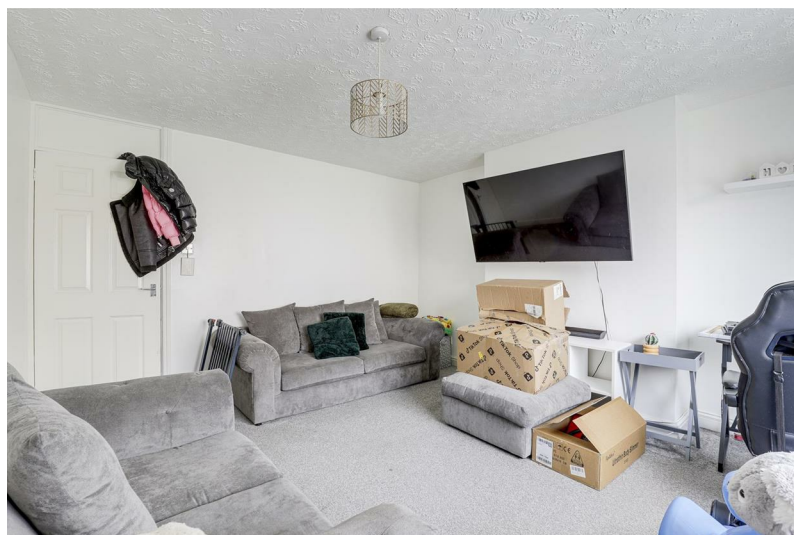
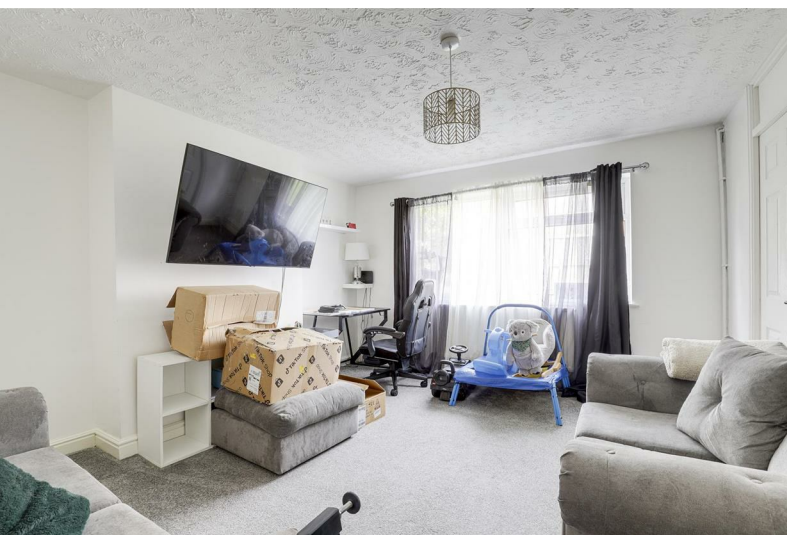
Abbotsbury Close, Rise Park, Nottinghamshire NG5 5BY

£110,000

PERFECT FIRST-TIME BUY...

This one bedroom ground floor flat offers well-maintained accommodation and is ideally positioned with excellent access to Nottingham City Centre, local amenities and Nottingham City Hospital. Whether you're looking to get onto the property ladder, downsize to something more manageable, or expand your rental portfolio, this property ticks a lot of boxes. Internally, the accommodation comprises an entrance hall, a spacious living room, a fitted kitchen, a bathroom suite and a generous double bedroom. Outside, the property benefits from communal gardens and a garage, offering useful additional storage or secure off-road parking.

MUST BE VIEWED



- Ground Floor Flat
- Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Perfect First-Time Buy
- Popular Location
- Single Garage
- Brand New 999-Year Lease In Progress
- Must Be Viewed

ACCOMMODATION

Entrance Hall

7'11" x 4'0" (2.42m x 1.22m)

The entrance hall has herringbone-style vinyl flooring, a radiator, an in-built cloak cupboard, and a single UPVC door providing access into the accommodation.

Living Room

14'1" x 12'2" (4.30m x 3.71m)

The living room has a UPVC double-glazed window, carpeted flooring, a TV point, and a radiator.

Kitchen

9'9" x 7'11" (2.99m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and fitted breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, herringbone-style vinyl flooring, partially tiled walls, a wall-mounted boiler, and a UPVC double-glazed window.

Bedroom

13'10" x 9'5" (4.22m x 2.88m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

7'10" max x 7'10" (2.41m max x 2.40m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, herringbone-style vinyl flooring, a radiator, and a UPVC double-glazed obscure window.

OUTSIDE

Outside of the property there is an allocated garage and communal gardens.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G / 5G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Service Charge in the year marketing commenced (EPA): £750
Disclaimer: The property is Leasehold. The lease is currently being extended and will be granted for a term of 999 years from the start date of the existing lease (31st March 1985), with a peppercorn ground rent payable.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

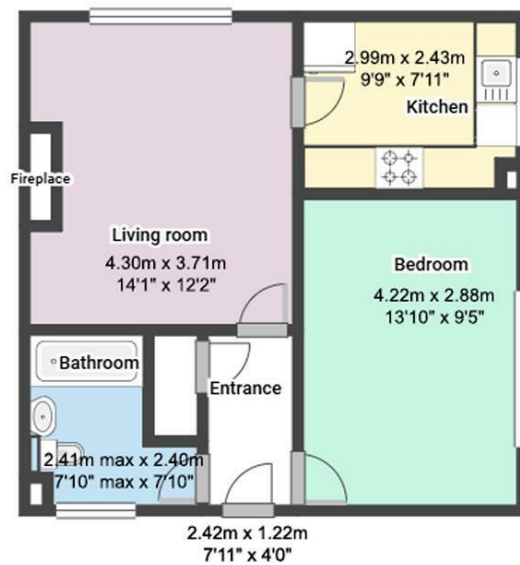
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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